



County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA
Chief Executive Officer

September 18, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
FIRE STATION 71 – PHASED RENOVATION/EXPANSION PROJECT
CITY OF MALIBU
AWARD SUPPLEMENTAL AGREEMENT 1
SPECS. 6860; C.P. 70779
(SUPERVISORIAL DISTRICT 3)
(3 VOTES)**

JOINT RECOMMENDATION WITH THE FIRE CHIEF:

1. Award and authorize the Director of Public Works to execute Supplemental Agreement 1 with BOA Architecture to provide design and construction administration services for the Fire Station 71 - Phased Renovation/Expansion project for a \$425,330 not-to-exceed fee financed by Capital Project 70779, Fiscal Year 2007-08 budget, and to establish the effective date following Board approval.
2. Authorize the Director of Public Works to carry out the project. Delegate authority to the Director of Public Works to manage and deliver the construction of Fire Station 71 on behalf of the Consolidated Fire Protection District; to award and execute consultant agreements, amendments, and supplements related to this project within the same authority and limits delegated to the Director of Public Works by your Board for County capital projects; to accept the project; and to release retention upon acceptance.

Board of Supervisors
GLORIA MOLINA
First District

YVONNE B. BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will enable design activities to commence for the phased renovation and expansion of Fire Station 71, located at 28722 West Pacific Coast Highway in the City of Malibu.

Fire Station 71 building is an old facility that has become obsolete and is no longer able to meet the operational and functional requirements of the Consolidated Fire Protection District (Fire District). The proposed project will renovate the existing 2,257 square-foot fire station and expand it to 5,350 square feet. The project scope includes expansion of the apparatus room to accommodate a new engine, a truck, and a paramedic squad. The expanded facility will also house a new kitchen, dining room, day room, new office space, two full bathrooms, including one Americans with Disabilities Act compliant restroom, six individual dorm rooms, and the Captain's room. The mechanical, electrical, and plumbing systems will be upgraded. Electrical upgrades include improvements to the public address, communication, and voice/data network systems and the addition of a new emergency generator. Upgrades to the mechanical system will include central air conditioning and a furnace.

Due to the lack of available funding, the project will be carried out in two phases. Phase 1 will consist of the renovation and expansion of the apparatus bay to accommodate a new fire engine, the existing fire truck, and the paramedic squad. Phase 2 will consist of the renovation and expansion of the living and office quarters and site work. Design for both phases will be carried out simultaneously. The Fire District has allocated funding for completion of Phase 1. Phase 2 will be carried out once additional funding is identified.

Following completion of the construction documents, jurisdictional approvals, and an environmental assessment, we plan to return to your Board of Supervisors (Board) to approve the revised project budget, adopt plans and specifications, and advertise for bids to construct Phase 1.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Children and Families' Well-Being (Goal 5) by enhancing the ability of families to live in safe, stable, and supportive communities. We are also directed to improve Community Services (Goal 6) by offering a wide range of services responsive to each community's specific needs. This project helps to achieve these goals as it is an investment in public infrastructure that will benefit the City of Malibu by improving the Fire District's ability to respond to local emergencies.

FISCAL IMPACT/FINANCING

The recommended supplemental agreement with BOA Architecture is for a \$425,330 not-to-exceed amount. Sufficient appropriation is available in the Fiscal Year 2007-08 Capital Projects/Refurbishments Budget to cover this cost.

On January 31, 2006, your Board approved a \$2,163,354 total project budget for the renovation of Fire Station 71. Due to revisions in the scope of work, the continuing volatility of the construction market, and the uncertainty of when Phase 2 will be implemented, we are recommending that approval of a revised project budget be deferred until we return to your Board to adopt plans and specifications and advertise for bids to construct Phase 1.

The revised Project Schedule Summary is included in the Attachment.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard supplemental agreement, in the form previously approved by County Counsel, will be used. The existing consultant services agreement with BOA Architecture includes the standard Board-directed clause that provides for termination of services, renegotiation, hiring qualified displaced County employees, GAIN/GROW, Safely Surrendered Baby Law, Contractor Employee Jury Service Program, and Child Support Compliance Program.

ENVIRONMENTAL DOCUMENTATION

Approving the recommended actions will have no environmental impact. The appropriate environmental documentation will be completed prior to returning to your Board to request authorization to construct the project.

CONTRACTING PROCESS

On August 3, 2004, your Board approved a 3-year Fire District contract with BOA Architecture to provide professional and/or technical property services on an as-needed basis. On January 31, 2006, your Board authorized the Fire Chief to execute an architect agreement with BOA Architecture to provide architect/engineer services for the remodel of Fire Station 71 for a \$137,800 not-to-exceed fee (Contract 70779-0506-100).

On May 1, 2007, the Department of Public Works (Public Works) negotiated a \$425,330 not-to-exceed fee with BOA Architecture for the phased design and construction administration of the expanded Fire Station 71. The negotiated fee has been reviewed by Public Works and is considered reasonable for the revised scope of work.

The Honorable Board of Supervisors
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The proposed Supplemental Agreement 1 is for a \$425,330 not-to-exceed fee, which is 275 percent of the original agreement, and will increase the total agreement amount from \$137,800 to \$563,130.

BOA Architecture's Community Business Enterprises participation data (25 percent) and 3-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended services.

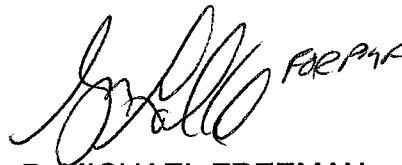
CONCLUSION

Please return one adopted copy of this letter to Public Works (Project Management Division II) and Fire District (Construction and Maintenance Division).

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer



P. MICHAEL FREEMAN
Fire Chief

WTF:PMF:DLW
DL:JSE:DJT:SW

Attachment (1)

c: Auditor-Controller
County Counsel
Office of Affirmative Action Compliance
Department of Public Social Services (GAIN/GROW Program)

September 18, 2007

ATTACHMENT

**FIRE STATION 71 – PHASED RENOVATION/EXPANSION PROJECT
AWARD SUPPLEMENTAL AGREEMENT 1
SPECS. 6860; C.P. 70779**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date	Revised Completion Date
Project Needs Assessment	Completed	Completed
Project Feasibility	Completed	Completed
Project Program	Completed	Completed
Design – Phase I		
Construction Documents	09/14/06	06/30/08
Jurisdictional Approval	11/15/06	09/04/08
Construction Bid and Award		
Phase I		01/15/09
Phase II	03/06/07	TBD*
Construction – Phase I		
Substantial Completion	-	11/02/09
Construction Completion	-	01/04/10
Construction – Phase II		
Substantial Completion	-	TBD*
Construction Completion	11/09/07	TBD*
Project Acceptance	02/05/08	TBD*

* TBD – To be Determined